



1407 Washington Ave Golden CO 80401

MEMORANDUM

DATE: April 29, 2024
TO: Josue Loma, Aurora Planning & Development Services
FROM: Leif Rosenvold
RE: EV Chargers, 14500 E. Colfax Ave.
Case Number: 1977-6008-05

Below are responses to the city comments received July 12, 2023, for the above-referenced project.

1. 1A. As required for all minor amendments, please provide a letter of introduction explaining the scope of the work.

Response: See LOI

2. 1B. Page 1: Please reference the detail number for each sign or service and mechanical equipment on the plans.

Response: Added detail letters to SDP for reference to sheet E0.3.

3. 1B. Page 1: For any mechanical equipment greater than 4' in height, per Sec. 4.7.8 (b)(1)(c) and 4.8.11(b)(2), it must be screened by architecturally compatible walls and/or landscaping. Please demonstrate how the service and mechanical equipment will be screened by using one or both options.

Response: See page 2 for landscape architectural notes on screening.

4. 1C. Page 3: Please remove the delta 1 and cloud around the service and mechanical equipment details.

Response: Removed delta 1 and cloud.

5. 1C. Page 3: Please number all details and reference their location on sheet 1 (page 1).

Response: Added detail letters to SDP for reference to sheet E0.3.

6. 1C. Page 3: Please note the heights and widths of all service and mechanical

equipment, and please note that for any mechanical equipment greater than 4' in height, per Sec. 4.7.8 (b)(1)(c) and 4.8.11(b)(2), it must be screened by architecturally compatible walls and/or landscaping. Please demonstrate how the service and mechanical equipment will be screened by using one or both options.

Response: Added heights and widths to electrical details sheet E0.3. See page 2 for landscape architectural notes on screening.

7. 1C. Page 3: Please note the heights and widths of all service and mechanical equipment, and please note that for any mechanical equipment greater than 4' in height, per Sec. 4.7.8 (b)(1)(c) and 4.8.11(b)(2), it must be screened by architecturally compatible walls and/or landscaping. Please demonstrate how the service and mechanical equipment will be screened by using one or both options.

Response: Added detail letters to SDP for reference to sheet E0.3.

8. 2A. Please clarify whether the proposed Vehicle Charging Station is intended for the General Public's use or solely for the Dealership's Private use on site.

Response: Private use for dealership.

9. 3A. Page 1: Please update the note language to state the following:

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

Response: Page 1 Updated.

END OF MEMO



PANEL EV1																						
Mounting Method				Fed From				Panel Information														
PAD				300KVA XFMR																		
Panel Status				Panel Options																		
NEW				NEMA3R ENCLOSURE SERVICE RATED																		
								Volt: 480/277				Bus Rating: 400 AMP										
								Phase: 3				Main Breaker: 400 AMP										
								Wire: 4				AIC Rating: 30,000										
Ckt	Notes	Code	Description	Load VA	Bkr	P	Ph A	Ph B	Ph C	P	Bkr	Load VA	Description	Code	Notes	Ckt						
#																#						
1					-		•					3 125	41600	TRANSFORMER T-EV2	7	2						
3					-			•				/	---			4						
5					-				•			/	---			6						
7					-		•					-	---			8						
9					-			•				-	---			10						
11					-				•			-	---			12						
13					-				•			-	---			14						
15					-				•			-	---			16						
17					-				•			-	---			18						
19					-				•			-	---			20						
21					-				•			-	---			22						
23					-				•			-	---			24						
25					-			•		3	200	120000	EV DC FAST CHARGER 1	1	A	26						
27					-				•			-	---			28						
29					-				•			-	---			30						
Code				Description		Load VA		Dem		Load Summary												
1				EV Charger		120000		125%		Per				Phase								
2				Rec up to 10,000				100%		Ph A				53667 VA								
				Rec over 10,000				50%		Ph B				13667 VA								
3				Motor				100%		Ph C				13667 VA								
				Largest Motor				125%														
4				Heater				100%		Connected								161600 VA				
5				Kitchen				100%		Code				Demand				191600 VA				
6				Other				100%														
7				Sub Panel		41600		100%		Code				Demand				230.73 Amps				
NOTES:																						
ALL EQUIPMENT AND BREAKERS TO BE RATED ABOVE THE AT FAULT CURRENT SHOWN ON THE SHORT CIRCUIT CALCULATION																						
A PROVIDE FIXED BREAKER LOCKOUTS ON DEAD FRONT.																						

PANEL EV2																						
Mounting Method				Fed From				Panel Information														
PAD				PANEL EV1/TRANSF.																		
Panel Status				Panel Options																		
NEW				NEMA 3R ENCLOSURE																		
								Volt: 208/120				Bus Rating: 225 AMP										
								Phase: 3				Main Breaker: 225 AMP										
								Wire: 4				AIC Rating: 22,000										
Ckt	Notes	Code	Description	Load VA	Bkr	P	Ph A	Ph B	Ph C	P	Bkr	Load VA	Description	Code	Notes	Ckt						
#				VA			A	B	C			VA				#						
1		1	EV CHARGER 1	16640	100	2	*			-						2						
3			--		-			*		-						4						
5		1	EV CHARGER 2	16640	100	2	*			-						6						
7			--		/			*		-						8						
9					-			*		-						10						
11					-			*		-						12						
13					-		*			-						14						
15					-		*			-						16						
17					-			*		-						18						
19					-		*			-						20						
21					-			*		-						22						
23					-			*		-						24						
25					-		*			-						26						
27					-		*			-						28						
29					-			*		-						30						
Code				Description	Load VA	Dem	Load Summary															
1				EV Charger	33280	125%				Per	Phase											
2				Rec up to 10,000		100%				Ph A	16640 VA											
3				Rec over 10,000		50%				Ph B	8320 VA											
4				Motor		100%				Ph C	8320 VA											
5				Largest Motor		125%				Connected		33280 VA										
6				Heater		100%				Code	Demand		41600 VA									
7				Kitchen		100%																
8				Other		100%																
9				Sub Panel		100%				Code	Demand		115.61 Amps									
NOTES:																						
ALL EQUIPMENT AND BREAKERS TO BE RATED ABOVE THE AT FAULT CURRENT SHOWN ON THE SHORT CIRCUIT CALCULATION.																						

- GENERAL NOTES:
1.

ELECTRICAL CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AND THE BUILDING ENGINEERING DEPARTMENT PRIOR TO START-UP OF THE CONSTRUCTION PROJECT FOR RULES AND REGULATIONS. SAFETY-, NEC-, LOCAL CODES AND OTHER APPLICABLE CODES ARE TO BE UNDERSTOOD AS MINIMUM REQUIREMENTS.
2.

THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN CHARACTER. LOCATIONS SHOWN FOR ELECTRICAL EQUIPMENT, DEVICES, CIRCUITING, ETC. ARE APPROXIMATE. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXACT DEVICE LOCATIONS WITH ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND MILLWORK SHOP DRAWINGS. ALL DIMENSIONS ARE TO BE TAKEN OFF OF ARCHITECTURAL PLANS OR MANUFACTURER'S SHOP DRAWINGS. DO NOT SCALE OFF OF ELECTRICAL PLANS.
3.

SAFETY DISCONNECT SWITCHES - HEAVY DUTY TYPE, RATED FOR MOTORS OR HEATING AS INDICATED ON PLANS; STANDARD ENCLOSURE INDOORS AND WEATHER-TIGHT NEMA 3R ENCLOSURE OUTDOORS; FUSED OR NON-FUSED AS REQUIRED. FUSE SIZES TO BE AS RECOMMENDED BY EQUIPMENT MANUFACTURER. ELECTRICAL CONTRACTOR SHALL PROVIDE SAFETY DISCONNECT SWITCHES FOR ALL MECHANICAL EQUIPMENT, EXCEPT WHERE OTHERWISE SPECIFICALLY INDICATED ON MECHANICAL PLANS. (REFER TO MECHANICAL PLANS AND EQUIPMENT SCHEDULES FOR OTHER REQUIREMENTS.) WHERE FUSED DISCONNECTS ARE UTILIZED, FUSE SIZE SHALL BE VERIFIED WITH MANUFACTURER'S CUT SHEETS AND UNIT NAMEPLATE DATA WHEN UNIT ARRIVES ON SITE OR AS REQUIRED BY LOCAL CODE AND ORDINANCES. SHOULD FUSE REQUIREMENTS BE OTHER THAN SHOWN, NOTIFY ENGINEER IMMEDIATELY.
4.

ELECTRICAL PANELS - DOOR-IN-DOOR TYPE WITH QUICK-MAKE, QUICK-BREAK CIRCUIT BREAKERS AND PROVIDED WITH FULL SIZE GROUND BUS AND NEUTRAL BUS. ALL BUSES SHALL BE COPPER UNLESS OTHERWISE NOTED. IF REQUIRED, PROVIDE A FULL SIZE ISOLATED GROUND BUS BAR AND CONNECT PER N.E.C. REQUIREMENTS. REFER TO ELECTRICAL ONE-LINE DIAGRAM FOR ADDITIONAL INFORMATION. LOAD CENTERS ARE NOT ALLOWED AND WILL BE REPLACED BY THE ELECTRICAL CONTRACTOR, AT THEIR EXPENSE IF THE LOAD CENTERS ARE INSTALLED.
5.

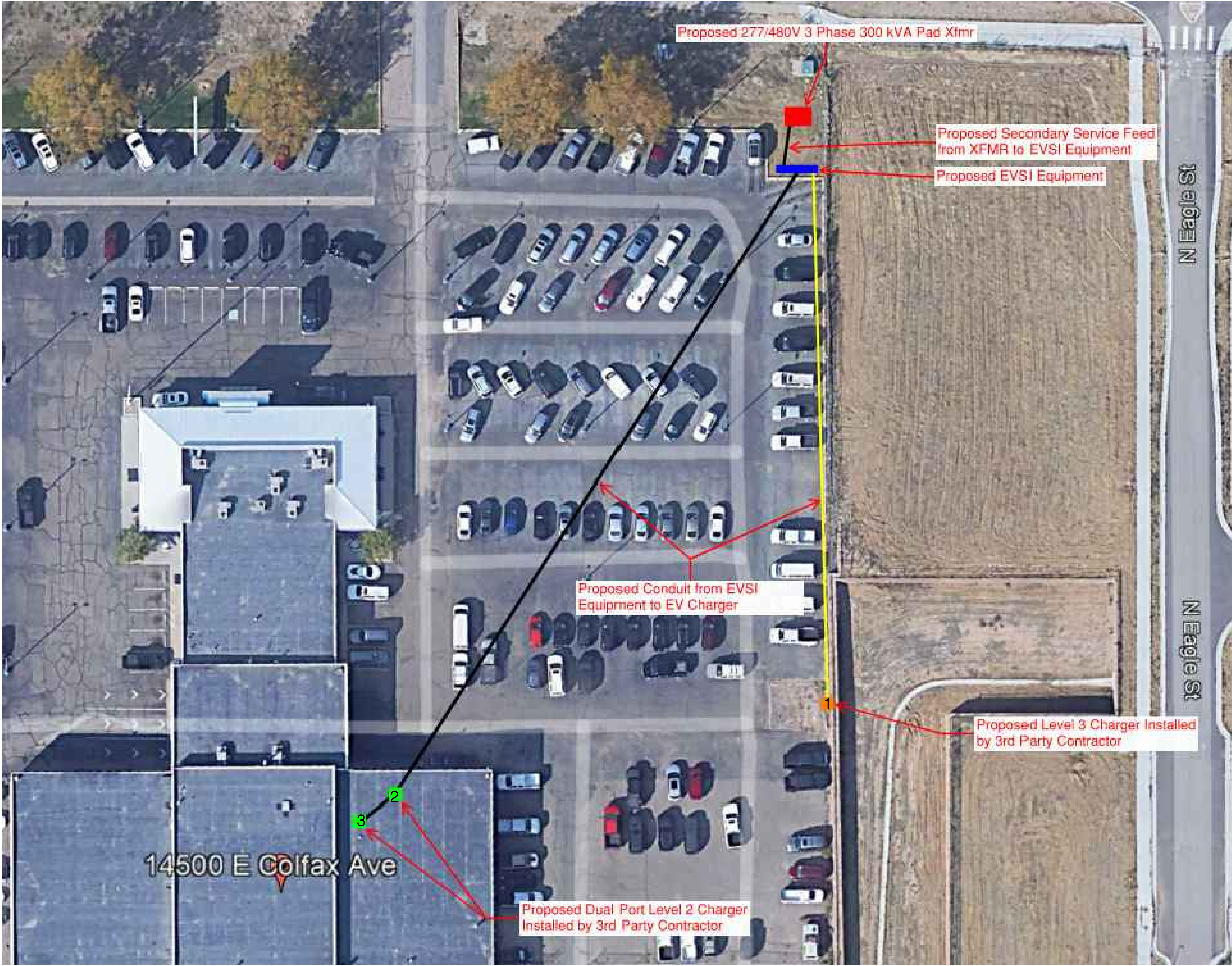
CIRCUIT BREAKERS - MOLDED CASE TYPE WITH THERMAL MAGNETIC TRIPS. FRAME SIZE, NUMBER OF POLES, AND TRIP SETTING AS SHOWN ON PLANS OR SCHEDULES.

- KEY NOTES:
1.

COORDINATE FINAL REQUIREMENTS FOR UTILITY TRANSFORMER WITH UTILITY COMPANY.
2.

COORDINATE FINAL REQUIREMENTS FOR CT CABINET AND METER WITH UTILITY COMPANY.
3.

PROVIDE NEW NEMA 3R PANEL WITH A MAIN CIRCUIT BREAKER. SEE PANEL S



EV CHARGING

14500 E COLFAX AVE
AURORA, CO 80011

DRAWN BY: KM

CHECKED BY: LR

REVISIONS:

No.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

ISSUE RECORD:

No.	DESCRIPTION	DATE
1	PERMIT SET	2023.04.20
2		
3		
4		
5		

SHEET TITLE:

ELECTRICAL SITE LAYOUT



04.20.2023

DATE: 2023.03.15

DRAWING NO.:

E0.2